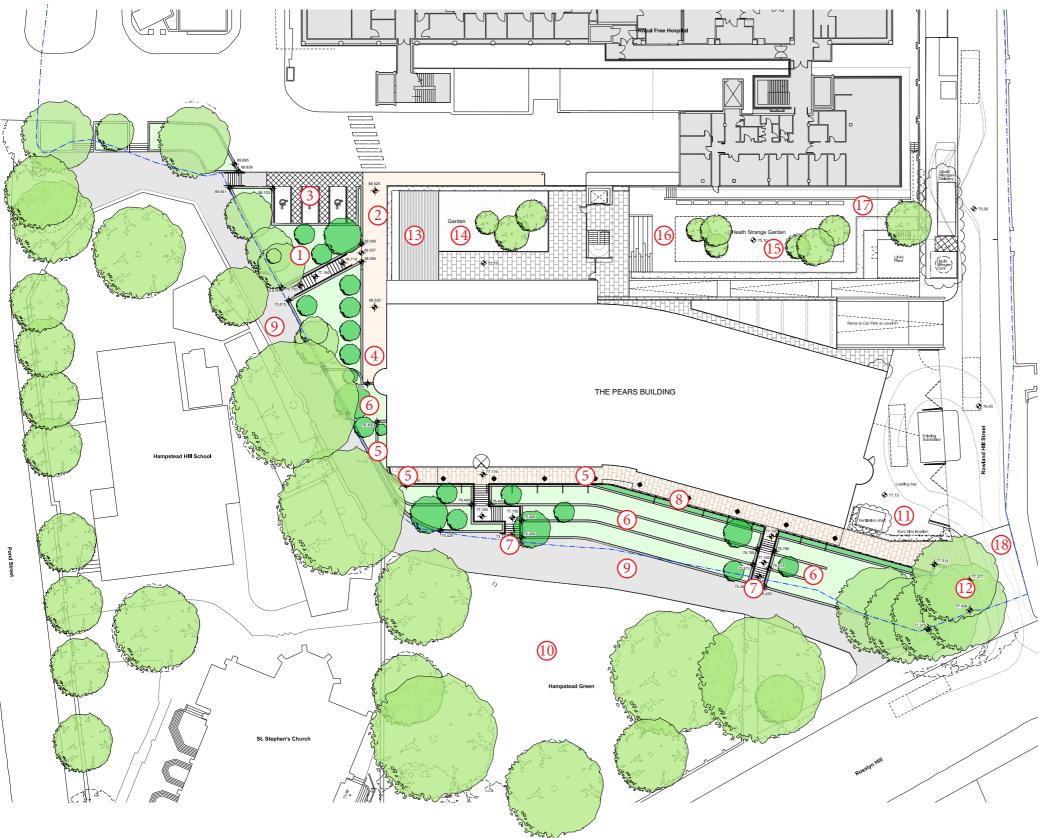
Application Ref: 2014/6845/P

bmj architects

06 Landscape Masterplan: Amendment Response



- Where possible the existing trees along School boundary and public footpath will be retained. Where existing trees require removal, new trees will be planted upon completion of the building works to mitigate the loss. New low level understorey planting established with shade loving species to create a 'soft' physical separation between the path and the new sloping landscape, in order to avoid the use of metal railings.
- North Courtyard removed and soft landscaping extended, allowing for wider area to be available for planting of new trees. Hard-paved path adjacent to the building's North elevation retained.
- 3. Both car park spaces retained (second car park space upgraded to serve as an accessible bay). A third accessible car park space added.
- 4. Lift lobby access to main entrance level retained. Lift now opens to the interior of the building, rather than to the external path. Canopy above removed - it is no longer needed due to the lift access changes.
- 5. Terrace Colonnade. The hard landscaped forecourt to the building, this will be surfaced in natural yorkstone flags, complimenting the character of the area and the warmer tones of the building. The colonnade has sufficient width to allow possible cafe external dining without impacting circulation at the front door. (Note: Terrace colonade to the North removed it is no longer needed due to the lift access changes. The removal of this section of the external terrace allows for better arrangement to the retaining walls at the North-West corner).
- 6. Planted Terraces (note: width of terraces reduced to allow for the public footpath to return as closely as possible to its existing footprint). A series of terraces of varying depth and width will be planted with native species and wildflowers utilizing the mix established on Hampstead Green. The terraces are not accessible except for two staircases. A 450mm high seating wall runs along the base of the lower terrace opposite the heart of the Green to provide informal public seating.
- 7. Feature steps through the terraces providing access to the Terrace Cllonade revised to accomodate the reduced width of the external terraces.
- Evergreen hedge planting at Terrace Colonnade level ensures planting is visible from inside the Lab work spaces.
- Existing public footpath (Note: the width of the existing path increased to allow for the path too return as closely as possible to its existing footprint).
 The resurfacing and remedial work at the base of the terraces is subject to further consultation.
- 10. Hampstead Green.
- 11. Screen Wall to service yard with climber planting at the base.
- 12. Existing London Plane trees retained, new low level understorey planting surround to open up views across from Rosslyn Hill. Existing retaining wall replaced with a low level kerb since the existing tree roots appear too close to the edge to allow for the construction of a new retaining wall. Appropriate wayfinding added to this location.
- Timber deck allows for UCL office breakout and activities. Positioned to maximise solar orientation.
- 14. Grass lawn and new tree planting.
- Grass lawn with replacement memorial tree planting forms the heart of a replacement for Heath Strange Garden.
- Steps and bleachers provide informal seating in the sunniest position overlooking the grass lawn.
- 17. Replacement memorial bench seating.
- 18. Junction of Rowland Hill Street and Rosslyn Hill resurfaced with granite setts to create a unified crossing point that emphasise pedestrian importance.

Fig 11: Landscape Masterplan: Proposed amendment

Pears Building Pond Street London